

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Seminole County

State: FL

PJ's Total HOME Allocation Received: \$6,190,085

PJ's Size Grouping*: B

PJ Since (FY): 2003

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
				PJs in State: 30			
Program Progress:							
% of Funds Committed	85.27 %	93.95 %	26	94.94 %	4		7
% of Funds Disbursed	63.40 %	81.34 %	27	84.35 %	1		3
Leveraging Ratio for Rental Activities	0.94	7.2	21	4.59	14		17
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	75.43 %	1	81.38 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	9.18 %	53.84 %	27	68.05 %	0		1
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	73.90 %	1	79.65 %	100		100
% of 0-30% AMI Renters to All Renters***	11.11 %	35.20 %	23	44.76 %	3		4
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	95.69 %	1	94.31 %	100		100
Overall Ranking:			In State: 25 / 30	Nationally:	6		10
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$61,823	\$17,362		\$25,245	9	Units	4.20 %
Homebuyer Unit	\$9,626	\$18,394		\$14,395	22	Units	10.40 %
Homeowner-Rehab Unit	\$0	\$27,254		\$20,186	0	Units	0.00 %
TBRA Unit	\$6,701	\$2,997		\$3,142	181	Units	85.40 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Seminole County FL

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$120,228	\$154,427	\$0
State:*	\$66,071	\$93,620	\$34,857
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.84

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	66.7	22.7	0.0	18.8
Black/African American:	11.1	50.0	0.0	64.1
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	4.5	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	22.2	22.7	0.0	17.1
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HOUSEHOLD SIZE:

1 Person:	0.0	31.8	0.0	22.7
2 Persons:	22.2	22.7	0.0	19.3
3 Persons:	55.6	31.8	0.0	34.8
4 Persons:	11.1	13.6	0.0	15.5
5 Persons:	11.1	0.0	0.0	3.9
6 Persons:	0.0	0.0	0.0	3.9
7 Persons:	0.0	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	36.4	0.0	13.8
Elderly:	0.0	0.0	0.0	14.4
Related/Single Parent:	77.8	59.1	0.0	40.3
Related/Two Parent:	22.2	0.0	0.0	2.8
Other:	0.0	4.5	0.0	28.7

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	11.1	
No Assistance:	88.9	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

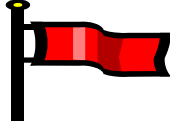
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Seminole County State: FL Group Rank: 6
 State Rank: 25 / 30 PJs (Percentile)
 Overall Rank: 10 (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	9.18	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.96	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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